

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 October 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

**S/0457/10/F – BASSINGBOURN CUM KNEESWORTH
Demolition of Existing Bungalow and erection of 9 New Dwellings,
At 155 The Causeway for NDR Contracting Ltd**

Recommendation: Approval

Date for Determination: 19 May 2010

Notes:

This Application has been reported back to the Planning Committee for re-consideration as the officer's report to the September meeting incorrectly identified the status of the site under the adopted Core Strategy 2007

Departure Application

Background

1. Members will recall discussing this application at the September meeting (Item 8) when it was resolved to approve the application. The decision notice has not yet been issued.
2. In reporting the application to Members officers advised that the site was within the village framework of Bassingbourn and that as the adopted Core Strategy 2007, under Policy ST/6, identified Bassingbourn as a Group Village the principle of the development, which proposed a net increase of 8 dwellings, was acceptable.
3. Since the meeting officers have realised that the above policy advice is incorrect. Although Bassingbourn cum Kneesworth is a single Parish for purposes of the adopted Core Strategy the area of Kneesworth is identified separately from Bassingbourn in that document as an infill only village. The application therefore falls to be judged against Policy ST/7 rather than ST/6.
4. The site is within the village framework for Kneesworth, as identified in Inset Map 63 of the LDF Adopted Proposals Map 2010.
5. Policy ST/7 states that residential development and redevelopment within the village frameworks of infill villages will be restricted to not more than 2 dwellings (indicative size), and includes in its definition the redevelopment or subdivision of an existing residential curtilage.
6. Policy ST/7 also states that in very exceptional circumstances a slightly larger development (not more than about 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing overall positive benefit to the village.



singbourn

orks

SITE

27.5m

ORCHARD CLOSE

THE CAUSEWAY

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Scale 1/1250 Date 16/8/2010

Centre = 534261 E 244412 N

September 2010 Planning Committee

7. Members are requested to refer to the officer's report to the September meeting for full details of the application and the replies to consultations. Since that report was written Anglian Water has confirmed that adequate capacity exists within the foul sewage system to cater for the number of dwellings proposed. This response was reported to Members at the September meeting and accepted.

Planning Comments

8. In giving pre-application advice to the applicant in January 2010 officers again referred to the site as being covered by Policy ST/6 rather than ST/7. At that time, and at the time of submission of the application in March 2010, the site would have been classified as brownfield land, however during the course of consideration of the application its status will have changed to greenfield land following the revisions to Planning Policy Statement 3 (Housing) published in June 2010.
9. The application has now been advertised as a departure from the development plan. In reconsidering the application against the criteria set out in Policy ST/7 officers are of the view that the application can be considered positively as a departure from the development plan for the reasons set out below.
10. Kneesworth has been identified as being separate from Bassingbourn for the purposes of the Core Strategy as there is a physical gap between the two parts of the settlement, which is represented by a distance of 250m between the two village frameworks, and the fact that the main village services, in particular the Primary School, are located on the west edge of Bassingbourn away from Kneesworth. There is however a good footpath link and a bus route along The Causeway linking the two parts of the settlement.
11. The site brings forward 3 affordable dwellings as part of the scheme. Previously these dwellings would have been for general housing use however I am of the view that as the application is now a departure from the development plan the affordable housing should be treated in the same way as it would for an exception site, and priority now be given to qualifying persons from Bassingbourn cum Kneesworth. I will seek confirmation from the Housing Development and Enabling Manager that this can be secured in the legal agreement that will be required by condition.
12. Although no public open space is provided within the site itself, for the reasons set out in the September report, a contribution of just over £24,000 will be payable for the provision/improvement of existing recreational facilities in the village and a sum of just over £4,000 for the improvement of community facilities infrastructure.
13. At the previous meeting Members will have considered all other material planning considerations, including neighbour impact, highway safety, street scene and drainage and resolved that the application was acceptable in these respects.
14. Although the land is now greenfield by definition I am of the view that officers would have recommended to Members that given the date of submission and pre-application advice was before the previous brownfield status of the site was changed that approval of the application should be considered as a departure from the development plan in this case, for the reasons outlined above.
15. I am of the view that the application does not need to be referred to GO-East.

Recommendation

That subject to the expiry of the departure advert and the receipt of no materially new objections that delegated powers are given to officers to approve the application subject to the following conditions.

Conditions

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon.)
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 15.09.10 Rev B franked 9th July 2010; 15.09.11 franked 9th July 2010; 15.09.12; 15.09.14 Rev A franked 9th July 2010; 15.09.15 Rev A franked 9th July 2010.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- 4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that dwelling is occupied in accordance with the approved details and shall thereafter be retained.**
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- 5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.**
- 6. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- 7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 8. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
- 9. No development shall commence until a surface water strategy/flood risk assessment has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority.**

(Reason - To prevent environmental and amenity problems arising from flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- 10. No development shall take place until a plan showing the finished floor levels of the proposed dwellings in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.**

(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 11. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- 12. The access and driveway shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.**
(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 13. The permanent space to be reserved on the site for turning and parking shall be provided before the use commences and thereafter retained.**
(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 14. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 15. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 16. Prior to the first occupation of the development the junction of the access with the highway carriageway shall be laid out with 6m radius kerbs as shown on Drawing No 15.09.10 Rev B.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 17. No development shall commence until details of a method statement relating to the process of construction of the dwelling and any effects this may have on the adopted public highway. In particular reference should be made to the control of debris, mud and dust, pedestrian and vehicle movements and the control of contractors parking. Development shall be carried out in accordance with the approved details.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 18. Before development commences, a plan specifying the area and siting of land to be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction, shall be submitted to and approved in writing by the Local Planning Authority; such space shall be maintained for that purpose during the period of construction.**
(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A and B of Part 1 of Schedule 2 of the Order shall take place, in respect of Plots 3 and 4, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason - In the interests of the amenity of the occupiers of adjacent properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

20. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the east facing elevations of Plots 2 and 4 and the west facing elevations of Plots 1, 3 and 5 at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
21. **Apart from any top hung vent, the proposed first floor windows in the east facing side elevations of Plots 2 and 4 and west facing side elevations of Plots 1 and 3, hereby permitted, shall be fitted and permanently glazed with obscure glass. Apart from any top hung vent, the proposed first floor en-suite window in the rear elevation of Plot 4, hereby permitted, shall be fitted and permanently glazed with obscure glass, and shall be permanently fixed.**
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
22. **No development shall begin until details of a scheme for the provision of affordable housing to meet the needs of the development in accordance with adopted Local Development Framework Policy HG/3 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**
(Reason - To ensure that the development contributes towards affordable housing in accordance with the above-mentioned Policy HG/2 and Policy DP/4 of the adopted Local Development Framework 2007.)
23. **No development shall begin until details of a scheme for the provision of recreational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**
(Reason - To ensure that the development contributes towards recreational infrastructure in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007 and to the Supplementary Planning Document, Open Space in New Developments, adopted January 2009.)
24. **No development shall begin until details of a scheme for the provision of community facilities infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**
(Reason - To ensure that the development contributes towards community facilities infrastructure in accordance with Policy DP/4 of the Adopted Local Development Framework 2007.)

- 25. No development shall begin until details of a scheme for the provision of waste receptacles to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**

(Reason – To ensure that the development contributes towards waste infrastructure in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Supplementary Planning documents
- Planning File Refs: S/0457/10/F

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Presented to the Planning Committee by: Paul Sexton